

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:) Bankruptcy Case No. 23-22032-CMB
Highland Property, LLC,)
Debtor,) Chapter 11
)
Highland Property, LLC,) Hearing Date: 07/09/24 @ 1:30 p.m.
Movant,) Response Due: 06/24/24
v.)
No Respondents.) Document No. 93

ORDER APPROVING RETENTION OF REALTOR/BROKER

AND NOW upon consideration of the ***Application to Employ Realtor (Motion Employ Realtor)*** (the "Application") filed at Doc. No. (9§ it is **ORDERED, ADJUDGED** and **DECREED** as follows:

1. The Application is hereby approved as of the date the Application was filed. All Responses or Objections to the Application are denied or overruled without prejudice.

2. **Carol K. Anden of Berkshire Hathaway HomeServices The Preferred Realty, 776 Rostraver Road, Belle Vernon, PA 15012** is hereby appointed as **Realtor** for Debtors in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtor's agent in connection with the sale of the following specified real estate:

Address	Initial Listing Price
623 4th Street, Donora, PA 15033	\$39,000
202 1/2 Meadow Avenue, Charleroi, PA 15022	\$45,000
600 8th Street, Charleroi, PA 15022	\$45,000
912 Lookout Avenue (Prospect Ave), Charleroi, PA 15022	\$42,000
908 Prospect Avenue, Charleroi, PA 15022	\$40,000
915 Prospect Avenue, Charleroi, PA 15022	\$40,000
505 8 th Avenue, Charleroi, PA 15022	\$50,000
405 10 th Street, Charleroi, PA 15022	\$55,000
407 10 th Street, Charleroi, PA 15022	\$55,000
410 10 th Street, Charleroi, PA 15022	\$65,000
730 Lookout Avenue, Charleroi, PA 15022	\$55,000
1141 Lincoln Avenue, Charleroi, PA 15022	\$59,000
1110 Lincoln Avenue, Charleroi, PA 15022	\$42,000
845 Lincoln Avenue, Charleroi, PA 15022	\$39,000
633 Washington Avenue, Charleroi, PA 15022	\$45,000
635 Washington Avenue, Charleroi, PA 15022	\$45,000
525 Washington Avenue, Charleroi, PA 15022	\$39,000

1209 McKean Avenue, Charleroi, PA 15022	\$65,000
810 Shady Avenue, Charleroi, PA 15022	\$59,000
632 Lincoln Avenue, Charleroi, PA 15022	\$45,000

A realtor commission in the amount of (i) **5%** on the sale price, or (ii) \$3,500, whichever is greater, is tentatively approved, subject to a final court order. To the extent that Joseph Federer is the purchaser of any of the properties listed above, no realtor commission will be due.

3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on the application of the above criteria.

5. A Status Conference to address the progress of the sale of any properties listed above shall be held within 45 days of the entry of this Order. At that time, the Debtor shall address whether any of the properties should be removed from the listing, and any other developments related to the sale or transfer of the properties.

6. Applicant shall serve the within Order on all interested parties and file a certificate of service.

Date: 7/18/2024


Honorable Carlota M. Böhm **dmk**
United States Bankruptcy Judge

cc: Trustee
Debtor(s)
Counsel
Realtor/Broker
Office of the U.S. Trustee

FILED
7/18/24 2:01 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Highland Property, LLC
Debtor

Case No. 23-22032-CMB
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Jul 18, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 20, 2024:

Recip ID	Recipient Name and Address
db	+ Highland Property, LLC, 1364 Rostraver Road, Belle Vernon, PA 15012-4501
	+ Carol K. Anden, Berkshire Hathaway Home Services, The Preferred Relty, 776 Rostraver Rd., Belle Vernon, PA 15012-1943

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 20, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 18, 2024 at the address(es) listed below:

Name	Email Address
Alyk L Oflazian	on behalf of Creditor PNC Bank National Association amps@manleydeas.com
Andrew Kevin Pratt	on behalf of Debtor Highland Property LLC apratt@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;apratt@c-vlaw.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com
David Bradley Bassi	on behalf of Creditor Joseph Federer dbassi@bmvlaw.com
Denise Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com
Donald R. Calaiaro	on behalf of Debtor Highland Property LLC dcalaiaro@c-vlaw.com, kmosur@c-vlaw.com;ssimmons@c-vlaw.com;apratt@c-vlaw.com;ncalaiaro@c-vlaw.com;aopoku@c-vlaw.com

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Total Noticed: 2

Elvina Rofael

on behalf of U.S. Trustee Office of the United States Trustee elvina.rofael@usdoj.gov

James R. Wood

on behalf of Creditor Ringgold School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com

Jodi Hause

on behalf of U.S. Trustee Office of the United States Trustee jodi.hause@usdoj.gov
David.A.Berry@usdoj.GOV;Steven.W.Albright@usdoj.GOV

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Vincent DiMaiolo

on behalf of Creditor Secured Investment High Yield Fund II LLC vdimaiolo@feinsuch.com

TOTAL: 10